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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C1435/W/23/3321978

DETAILS OF THE CASE

Appeal Reference	APP/C1435/W/23/3321978
Appeal By	GLEESON LAND AND JOHN ALISON LAND AND RESEARCH LTD
Site Address	Land at Downlands Farm Uckfield TN22 3PU Grid Ref Easting: 546619 Grid Ref Northing: 122026

SENDER DETAILS

Name	[redacted]
Address	[redacted]

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

The proposed development on Downlands Farm concerns me greatly. The first reason for this is the impact such a large development would have on the infrastructure of Uckfield- it's roads, vital services. Increased numbers of people and cars would cause increased pollution and congestion which are already very bad at peak times.

The proposal for a car park on Snatts Road adjoining some kind of green space left over from development is also ill-advised and I believe does not take into consideration the risks of a road already dangerous from drivers travelling far above the speed limit. At present, any kind of roadworks or congestion problem on Church Road or London Road causes people to divert down Snatts Road and The Drive, which are already used as rat runs by locals. The green space and car park would only serve to have this situation worsen and become a constant rather than occasional nuisance and danger.

Increased volume of cars on The Drive, a highly residential area, presents real danger to the many young families on The Drive, including mine. Cats are killed frequently on the Drive due to speeding, many parked cars, and poor visibility over hills and round corners and parked vehicles. I personally have had several near misses both in my car and as a pedestrian on The Drive and Snatts Road. The prospect of many more cars on these roads is alarming.

The traffic problems on Uckfield High Street and Church Road are also why I strongly object to this development on Downlands Farm. At peak times we already have tailbacks of hundreds of metres up the High Street and Church Road, causing traffic fumes and risks to pedestrians and cyclists. What should be a 3 minute journey from my house to the local supermarket can take easily 15 minutes of crawling in stationary traffic.

The environmental and ecological impact of the proposed development is the other main reason for my objection. Downlands Farm is a beautiful Greenfield site, with ancient woodlands and rock formations, rare and endangered species of animals and birds, and is long established as a route for migrating creatures through the countryside. It is a destination for local people to get fresh air, take families out to Lake Wood, walk their dogs, and be in nature. I go walking on Downlands Farm several times a week, it has been vital to my mental health, as an easily accessible area I am able to go with my family. Building over this irreplaceable natural resource in order to build an unreasonable number of houses is unforgivable. it is part of the High Weald Geodiversity area and deserves protection and preservation.

The fact that every planning application made on this land has been turned down should be on the minds of those considering this new appeal. I object in the strongest terms to this planning proposal.